



SLUP



ZONING



Planning Commission Meeting

Francis G. Slay, Mayor

Wednesday October 7, 2015



CITY OF ST. LOUIS
PLANNING
& URBAN DESIGN
AGENCY



REDEVELOPMENT



Agenda

- Call to Order
- Approval of Minutes – September 2, 2015

Agenda

ACTION ITEMS

Approval to Conduct a Presentation & Public Hearing

PDA-155-04-CMP Strategic Land Use Plan
Amendment #14

Forest Park Southeast Neighborhood

Strategic Land Use Plan -- Amendment #14

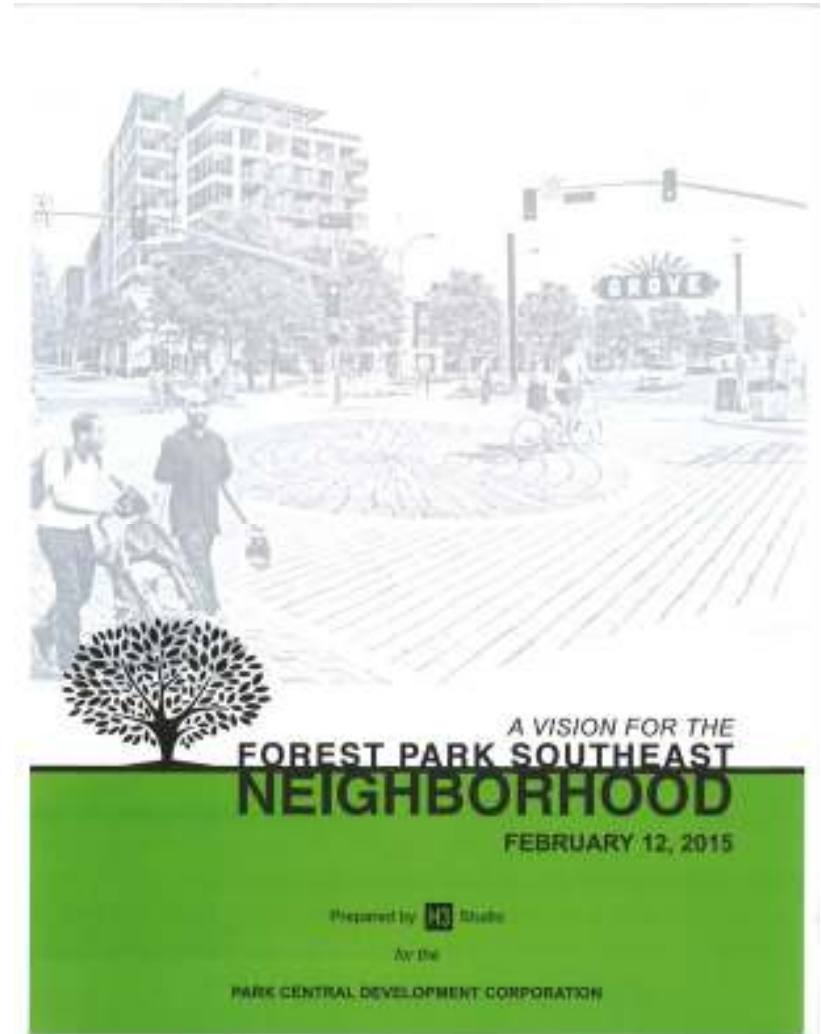
Approval of P.C. to Conduct a Presentation & Public Hearing at a Future P.C. Meeting

- Proposed SLUP amendment is based on a planning process for a new vision for the FPSE neighborhood
- SLUP amendment will propose changes that will reflect the neighborhood vision's proposed land uses & character



Strategic Land Use Plan -- Amendment #14

- Park Central Development
- H3 Studio
- FPSE
- Midtown & Botanical Heights
- SLUP Amendment #13
 - Green Street Development Group, LLC's Chouteau's Grove development project
- SLUP Amendment #14
 - Remainder of study area
- Proposed FBD



Agenda

ZONING

Initiate & Recommend Rezoning / Amendment

PDA-122-15-REZ

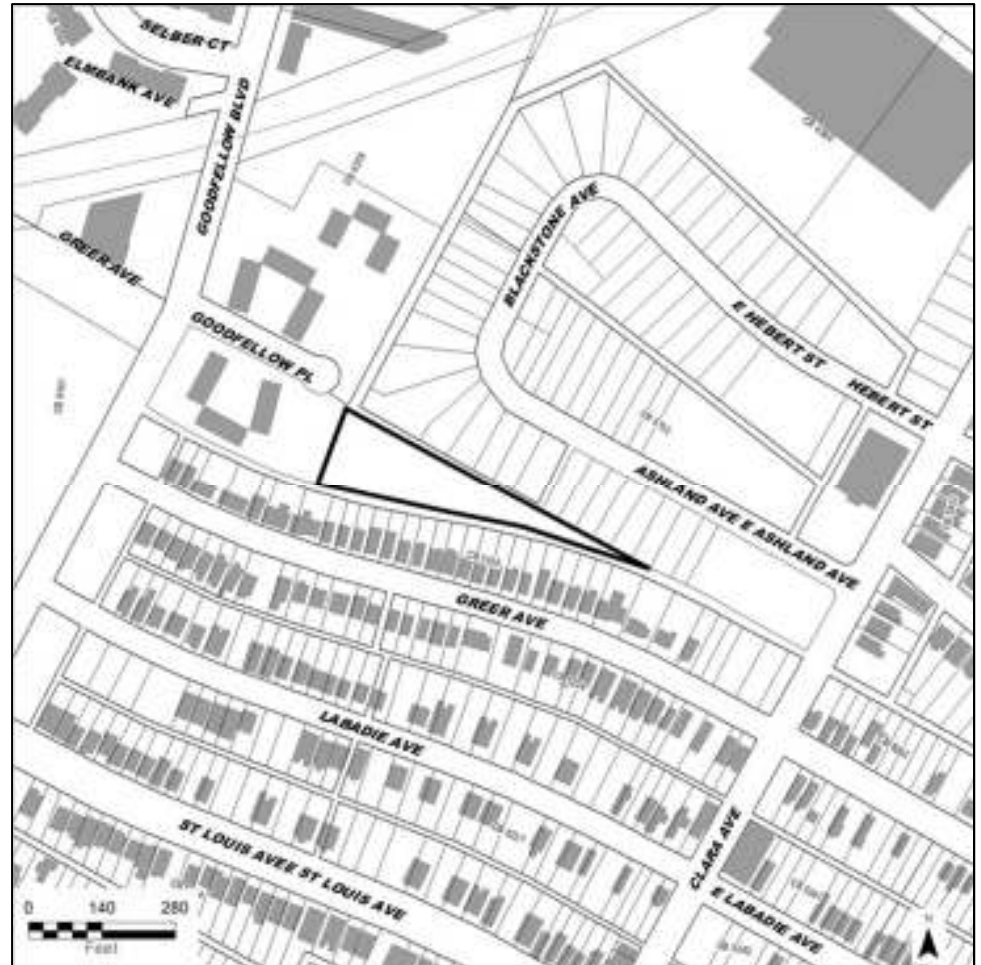
5714R Goodfellow Place
Rezone 'G' to 'C' by Initiation

Wells Goodfellow Neighborhood

Rezoning by Initiation

5714R Goodfellow Place – Metropolitan Sewer District (MSD)

- Rezoning of 1 parcel from “G” to “C”
- 1.1-acre Rezoning Area is a triangular MSD parcel east of Goodfellow Place & south of ‘horseshoe’ area in Wells Goodfellow Neighborhood
- Rezoning avoids a dual zoned parcel.
- Consolidation with adjacent MSD parcels to the north creates construction site of the proposed Hebert Detention Basin.



Aerial Photographs



View North from St. Louis Avenue



View East of Goodfellow Place

Initiation of Zoning Amendment

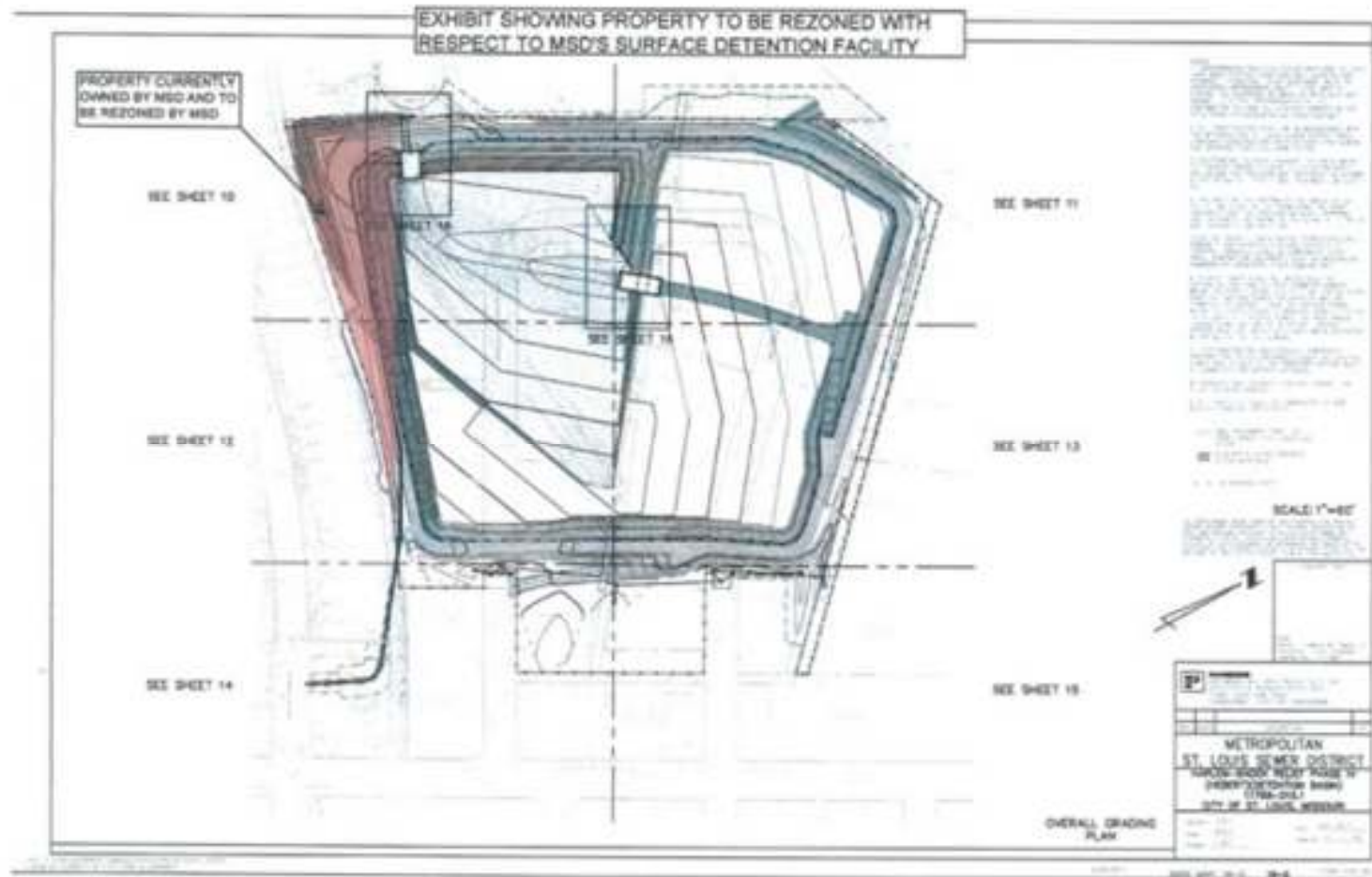
Existing Zoning

Legend

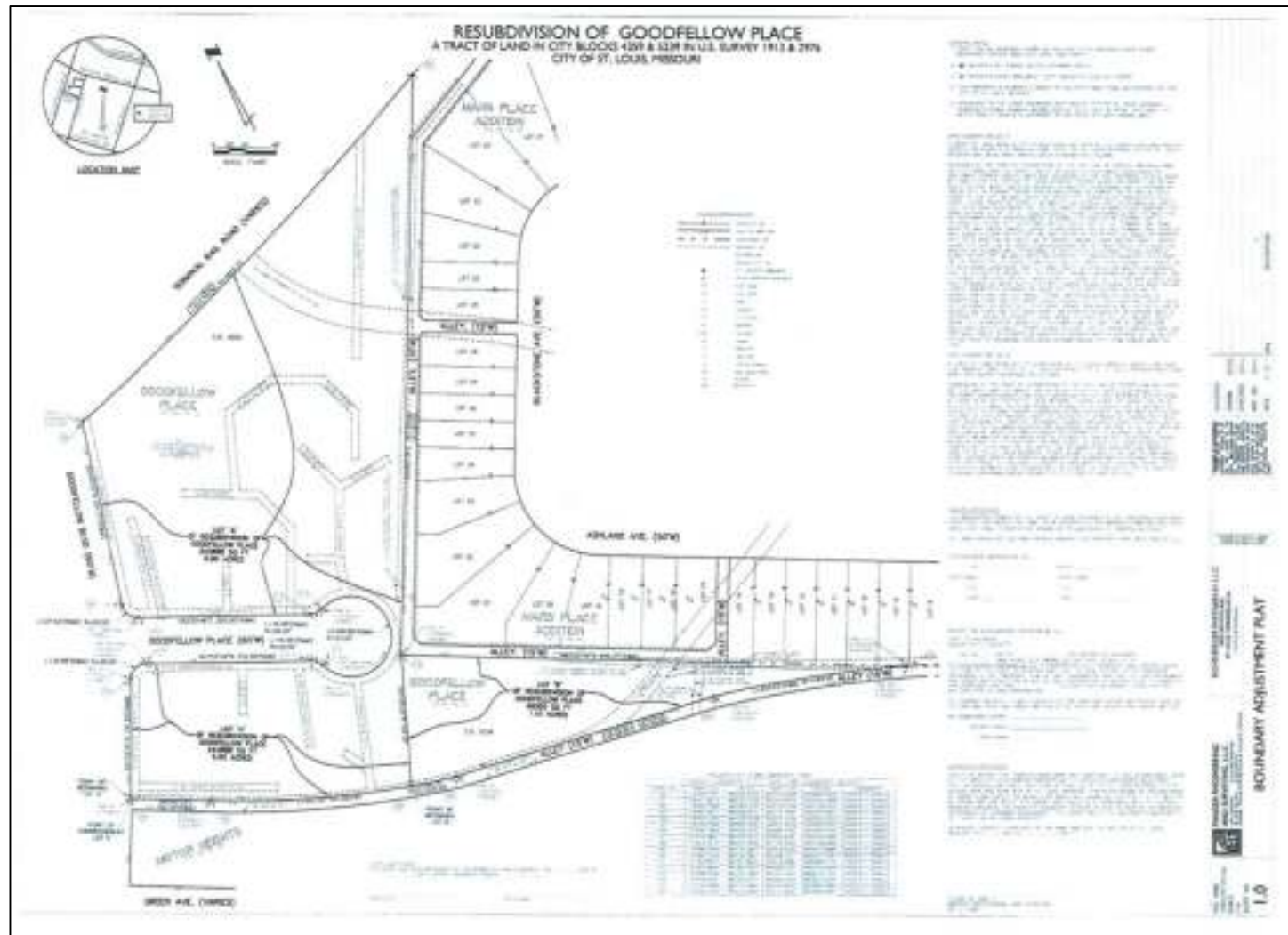
-  A Single-Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple-Family Dwelling District
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial and Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District



Retention Facility & Rezoning Area



Re-subdivision of Goodfellow Place



Initiation of Zoning Amendment

Strategic Land Use Plan (adjacent Opportunity Area)

Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area



Agenda

Chapter 99 Redevelopment Area Plans

Over One acre

PDA-123-15-RDM 1601-1723 Delmar Blvd.

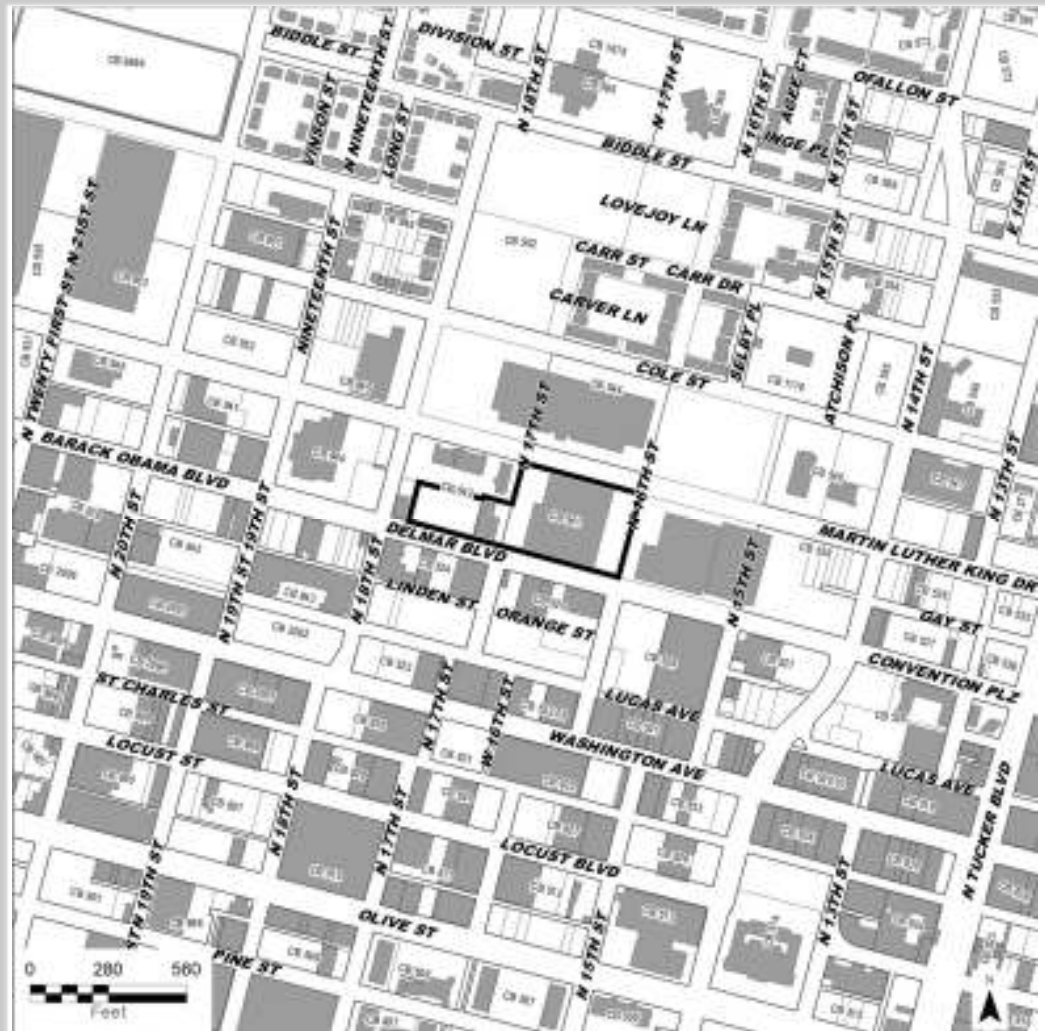
PDA-124-15-RDM 5510-26 Pershing Ave. Area

Downtown West & DeBaliviere Neighborhoods

1601-1723 Delmar Blvd. Redev. Area

LCRA Plan # 2024

- 4.25-acre site -- 3 parcels -- located on north side of Delmar Blvd. in MLK Industrial Park in Downtown West
- 2 vacant industrial buildings & parking lot
- \$5 million dev. project, consisting of rehab of buildings & parking lot for:
 - New corp. HQ's & distribution center for Imo's Pizza
 - Restaurant
 - Event space
 - Store to purchase Imo's Pizza merchandise
 - 140 parking spaces
- Carl Imo



1601-1723 Delmar Blvd. Redev. Area



1601-1723 Delmar Blvd. Redev. Area



Vac. ind. bldg., 800 N. 17th St.
(Western end of bldg.)



Vac. ind. bldg., 800 N. 17th St.
(Eastern end of bldg.)



Vac. ind. bldg., 800 N. 17th St.
(Loading docks at rear)



Vacated N. 17th St.
(Looking northward)

1601-1723 Delmar Blvd. Redev. Area



Parking lot, 1709-23 Delmar Blvd.
(Looking northward)



Vacant industrial building, 1701 Delmar Blvd.
(Looking northward)

1601-1723 Delmar Blvd. Redev. Area



Vac. office bldg.,
1735 Delmar Blvd.



Verizon warehouse bldgs.
& cellular tower,
1710-16 Dr. MLK Dr.



NSC office/warehouse
bldg.,
1533 Delmar Blvd.

1601-1723 Delmar Blvd. Redev. Area



City Museum,
750 N. 16th St.



Washington Ave. Loft
District buildings



Social Security
Administration,
717 N. 16th St.

Strategic Land Use Plan (Business/Industrial Preservation Area)



Comments

- Conformity with City's Strategic Land Use Plan
- Provides for the use of 10 years of tax abatement
- Does not provide for the use of eminent domain
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan

5510-26 Pershing Ave. Redevelopment Area

LCRA Plan #2023

- 1.37-acre site -- 1 parcel -- located in 5500 block of Pershing Ave. in DeBaliviere Place
- CWE Certified Local Historic District
- Large surface parking lot
- Construction of a \$30 million, 6-story mixed-use building:
 - 157 apartments
 - 1 commercial space
 - 177 parking spaces
- Kilimanjaro Inc. (5510-5526 Pershing)



5510-26 Pershing Ave. Redevelopment Area

Aerial photo



5510-26 Pershing Ave. Redevelopment Area



Parking lot, 5510-26 Pershing Ave.
(Looking southward)



Parking lot, 5510-26 Pershing Ave.
(Looking westward)

5510-26 Pershing Ave. Redevelopment Area



Apartment building, 5528 Pershing Ave.
(Looking southwestward)



3 apartment buildings, 5528-40 Pershing Ave.
(Looking westward)

5510-26 Pershing Ave. Redevelopment Area



Deteriorated recreational complex, 5539 Pershing Ave.



2 apartment buildings, 5517-23 Pershing Ave.



Mixed-use building, 5501 Pershing Ave.

5510-26 Pershing Ave. Redevelopment Area



Apartment building, 5500 Pershing Ave.



Apartment building, 5500 Pershing Ave.

5510-26 Pershing Ave. Redevelopment Area



Streetscape of 5500 block of Pershing Ave.



New apartment building
(CWE City Apartments complex)

5510-26 Pershing Ave. Redevelopment Area



Elevation of 5500 block of Pershing Ave.

5510-26 Pershing Ave. Redevelopment Area

Strategic Land Use Plan (NPA)

Legend

- Business Industrial Development Area
- Business Industrial Preservation Area
- Institutional Preservation and Development Area
- Neighborhood Commercial Area
- Neighborhood Development Area
- Neighborhood Preservation Area
- Opportunity Area
- Regional Commercial Area
- Recreational/Open Space Preservation and Development Area
- Specialty Mixed Use Area



Comments

- Conformity with City's Strategic Land Use Plan
- Provides for the use of 10 years of tax abatement (although Ald. Williamson has requested 20-year tax abatement)
- Does not provide for the use of eminent domain
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan

Agenda

Delegated Items

**PDA-125-15-RDMA,
PDA-126-15-RDRA through PDA-127-15-RDRA and
PDA-128-15-RDMA through PDA-130-15-RDMA**
Chapter 99 Redevelopment Areas under One Acre

Street Vacations: PDA-131-15-VACA and PDA-073-15-VACA

Adjournment

Other Items

Zoning Notification Update

Informational Items

- **New Business**
- **Acknowledge the passing of Ivy Neyland-Pinkston**
- **Party for Commissioners that are leaving**
- **Adjournment**